



PIETRZAK & PFAU

ENGINEERING & SURVEYING, PLLC

October 14, 2008

Mr. George Argenio, Chair
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Re: Rock Tavern Village Subdivision
P&P No. 22107.01

Dear Mr. Argenio:

In reference to the above project, enclosed please find eight (8) copies of the revised commercial subdivision plan set. Revisions have been made in accordance with the McGoey, Hauser and Edsall letter of September 24, 2008. The following specific revisions have been made to the plan set:

1. The bulk requirements table showing permitted uses 5-9 has been revised to show the FAR requirements.
2. Revisions have been made to the plans in order to clarify the proposed subdivision as can be seen on Sheet 1 of 3.
3. The relocated access drive for the existing cell tower has been shown on the plans, as required.
4. A full roadway design for "Clark Drive – Proposed Town Road" has been shown on the plans, including a plan, profile, and detail of the road. The profile can be found on Sheet 2 of 3, and the corresponding details shown on Sheets 3 of 3.
5. The requested revisions to the notes have been made, and can be found on Sheet 1 of 3.
6. Silt fencing has been shown on the plans for soil erosion and sediment control. Additionally, an 8' wide and 1' deep dry swale has been provided in order to treat the proposed roadway for stormwater water quality volume. Details have been provided for a stone check dam, temporary swales, stabilized construction entrance, and notes for seeding mixtures and erosion control requirements have been provided and can be found on Sheet 3 of 3 of the plans set.

7. A 75' radius has been shown on Sheet 1 of 3. The existing cell tower's high point is 75', which would be the collapse zone for this tower. This area has now been included to completely enclose in the proposed Lot 3 property lot lines.
8. The proposed roadway to serve all four (4) lots is to be a Town Road, Clark Drive. Additionally, the cul-de-sac has been redesigned in accordance with the Town requirements for a temporary cul-de-sac.
9. Ten (10) additional sets of the plans, EAF and signed application have been included for distribution of the Lead Agency Coordination Letter.
10. No revisions to plans based on comment.
11. No revisions to plans based on comment.
12. Note 7 has been added to the cover sheet with regard to a site evaluation for wetlands.

Please place this item on the next available Planning Board agenda. Should you have any questions or require anything further, please do not hesitate to contact this office.

Very truly yours,

PIETRZAK & PFAU, PLLC



Keith Woodruff, Sr. Engineer

KW/tmp

encs.

cc: H. VanLeeuwen

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